

347356

When recorded mail to:

City Clerk's Office
City of Riverside
City Hall, 3900 Main Street
Riverside, California 92522

FREE RECORDING

This instrument is for the benefit
of the City of Riverside and is
entitled to be recorded without
fee (Government Code 6103)

RECEIVED FOR RECORD
Min. Past 2:00 PM

OCT - 6 1989
Recorded in Official Records
of Riverside County, California
William J. Donnelly
Recorder
Fees \$

FOR RECORDER'S OFFICE USE ONLY

Project: P.U.E. @ 3050 Chicago Avenue

4-2-89

E A S E M E N T

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CROW-LANE-RIVERSIDE #2 LIMITED PARTNERSHIP, a Texas limited partnership, as Grantor, grants to the CITY OF RIVERSIDE, a municipal corporation, as Grantee, its successors and assigns, an easement and right-of-way for the construction, reconstruction, maintenance, operation, inspection, repair, replacement, relocation, renewal and removal of electrical energy distribution facilities, together with all necessary appurtenances, in, under, upon, over and along that certain real property situated in the City of Riverside, County of Riverside, State of California, described as follows:

A strip of land 15.00 feet in width lying within that portion of Lots 24 and 25 in Section 19, Township 2 South, Range 4 West, of the Lands of the East Riverside Land Co., as shown by map on file in Book 6, Page 44 of Maps, records of San Bernardino County, California, described as follows:

BEGINNING at a point in the south line of Lot 1 of Bagwell Tract Unit No. 1, as shown by map on file in Book 22, Page 72 of Maps, records of said Riverside County, distant thereon 28.50 feet from the southwest corner of said Lot 1; said point being the northeast corner of that certain parcel of land conveyed to the City of Riverside by deed recorded September 9, 1988, as Instrument No. 260329 of Official Records of said Riverside County;

THENCE South 89° 47' 47" East, along said south line, a distance of 115.46 feet to the southeast corner of said Lot 1;

THENCE South 19° 25' 17" East, a distance of 68.63 feet;

THENCE South 40° 25' 26" East, a distance of 92.84 feet;

THENCE South $61^{\circ} 13' 09''$ East, a distance of 100.56 feet to an intersection with the northerly prolongation of the westerly line of Parcel 3 of Parcel Map No. 17,402, as shown by map on file in Book 119, Pages 50 and 51 of Parcel Maps, records of said Riverside County; the preceding three courses being along the southwesterly boundary of said map of Bagwell Tract Unit No. 1, and along the southwesterly line of Lot 23 of Bagwell Tract Unit No. 2, as shown by map on file in Book 28, Page 30 of Maps, records of said Riverside County;

THENCE South $0^{\circ} 10' 46''$ West, along said northerly prolongation and along said westerly line of Parcel 3, a distance of 155.75 feet to a line parallel with and distant 61.00 feet southerly, as measured at right angles, from the northerly line of the west half of said Lot 25;

THENCE North $89^{\circ} 50' 50''$ West, along said parallel line, a distance of 15.00 feet to a line parallel with and distant 15.00 feet westerly, as measured at right angles, from said westerly line of Parcel 3;

THENCE North $0^{\circ} 10' 46''$ East, along said parallel line, a distance of 146.85 feet to a line parallel with and distant 15.00 feet southwesterly, as measured at right angles from said southwesterly boundary of Bagwell Tract Unit No. 1;

THENCE North $61^{\circ} 13' 09''$ West, along said last mentioned parallel line, a distance of 94.41 feet;

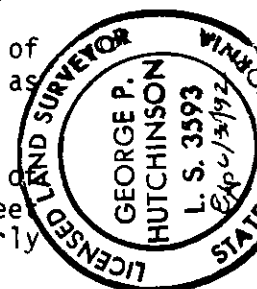
THENCE North $40^{\circ} 25' 26''$ West, continuing along last mentioned parallel line, a distance of 98.37 feet;

THENCE North $19^{\circ} 25' 17''$ West, continuing along said last mentioned parallel line, a distance of 60.83 feet to a line parallel with and distant 15.00 feet southerly, as measured at right angles, from said south line of Lot 1;

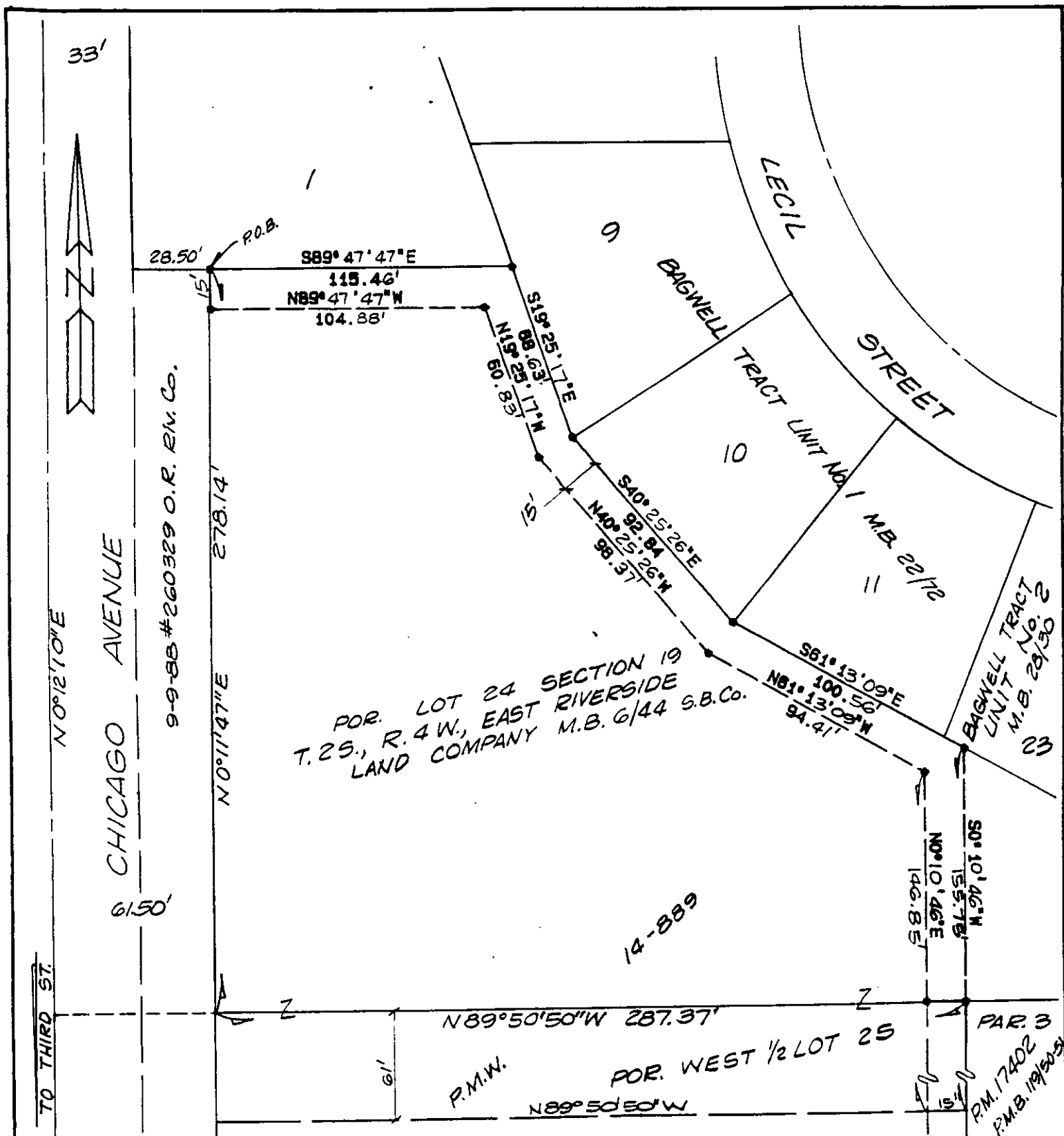
THENCE North $89^{\circ} 47' 47''$ West, along said last mentioned parallel line, a distance of 104.88 feet to the east line of said parcel of land conveyed to the City of Riverside;

THENCE North $0^{\circ} 12' 10''$ East, along said east line, a distance of 15.00 feet to the POINT OF BEGINNING.

TOGETHER WITH the right to clear and keep clear said easement and right-of-way from any structures or trees, to enter upon and to pass and repass over and along said property, and to deposit tools, implements and other material thereon by Grantee, its officers, agents and employees and by persons under contract with said Grantee and their officers, agents and employees, whenever and wherever necessary for the purpose of constructing, reconstructing, maintaining, operating, inspecting, repairing, replacing, relocating, renewing and removing said electrical energy distribution facilities.



DESCRIPTION APPROVAL 9.7.89
George P. Hutchinson
 SURVEYOR, CITY OF RIVERSIDE



• CITY OF RIVERSIDE, CALIFORNIA •

THIS PLAT IS SOLELY AN AID IN LOCATING THE PARCEL(S) DESCRIBED IN THE ATTACHED DOCUMENT. IT IS NOT A PART OF THE WRITTEN DESCRIPTION THEREIN.

SHEET 1 OF 1

12/18-3

SCALE: 1" = 50'

DRAWN BY KGS DATE 12/12/188

SUBJECT P.U.E. 3050 CHICAGO AVE.